

AMENDMENT TO PURCHASE AGREEMENT
(BUY DOWN)

BETWEEN: K. HOVNIANIAN AT NEWARK URBAN RENEWAL III, INC., SELLER; AND
DEBRA W. SMITH

ROSA A. SOSA

, BUYER

UNIT N2, BUILDING 22, PURCHASE AGREEMENT DATE 2/24/95

THE TERMS AND CONDITIONS-PURCHASE AGREEMENT EXECUTED AS SET FORTH ABOVE
IS HEREBY AMENDED AS FOLLOWS:

(1) WITHIN TEN (10) BUSINESS DAYS OF A FULLY EXECUTED COPY OF THE
PURCHASE AGREEMENT, THE BUYER SHALL APPLY FOR AN APPLICATION FOR
MORTGAGE WITH FIRST TOWN MORTGAGE CORPORATION IF BUYER
SUBSEQUENTLY CLOSES WITH THE MORTGAGE AND CLOSES TITLE WITH SELLER
BY MARCH 31, 1995; SELLER WILL CONTRACT WITH AND PAY AT CLOSING.

(a) A DOLLAR AMOUNT SUFFICIENT TO FUND A TEMPORARY BUYDOWN,
FOR THE BENEFIT OF THE BUYER, WHICH WILL PROVIDE AN INTEREST
RATE OF TWO (2) PERCENTAGE POINTS BELOW WHAT THE INTEREST
RATE WOULD OTHERWISE BE AT THE TIME OF BUYER'S CLOSING ON THE
MORTGAGE, AND BY ONE (1) PERCENTAGE POINT BELOW WHAT THE
INTEREST RATE WOULD OTHERWISE BE FOR THE SECOND YEAR OF THE
BUYER'S MORTGAGE. IN THE THIRD AND FOLLOWING YEARS, BUYER'S
MORTGAGE WILL BE AT THE INTEREST RATE IN EFFECT AT THE TIME
OF CLOSING ON SAME. AND:

(b) A DOLLAR AMOUNT SUFFICIENT TO FUND UP TO A MAXIMUM OF
THREE (3) POINTS ASSOCIATED WITH THE BUYERS MORTGAGE.

(2) WHERE THE TERMS OF THIS AMENDMENT AND THE CONTRACT OF SALE
CONFLICT, THIS AMENDMENT SHALL PREVAIL.

Debra Smith 3/3/95
BUYER DATE

Rosa A. Sosa 3/3/95
BUYER DATE

K. HOVNIANIAN AT NEWARK URBAN RENEWAL III, INC.

BY: [Signature]
LAURA VANVELTROVEN
DIRECTOR OF MARKETING AND SALES
HUDSON RIVER

KHOV035128